



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Improvement Deferral Agreement for  
1055 South Lower Sacramento Road

MEETING DATE: November 7, 2001

PREPARED BY: Public Works Director

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RECOMMENDED ACTION: Approve the Improvement Deferral Agreement for  
1055 South Lower Sacramento Road and direct the City Manager  
and City Clerk to execute the Agreement on behalf of the City.

BACKGROUND INFORMATION: The owner, The Protestant Episcopal Bishop of San Joaquin, has  
submitted a building permit application to allow construction of a  
church on the subject property, as shown on Exhibit A.

Installation of public improvements along Lower Sacramento Road are required as a condition of permit  
issuance in accordance with existing City ordinances and policies regarding off-site improvements as set  
forth in Title 15, Chapter 15.44, of the Lodi Municipal Code. Required improvements include the  
installation of curb, gutter, sidewalks, landscaping, irrigation system, streetlights, and street paving along  
the Lower Sacramento Road street right-of-way fronting the subject parcel. Owner is desirous of  
complying with existing City ordinances and policies regarding off-site improvements. However, since  
the street frontage improvements have not been installed on the adjacent properties on  
Lower Sacramento Road, owner has requested that the required improvements on  
Lower Sacramento Road be deferred. Based on past practice in similar situations, staff feels this is a  
reasonable request.

The owner has signed an Improvement Deferral Agreement and paid the necessary recording fees for  
the Agreement. The Agreement, in part, states that the owner will pay for and complete the design and  
installation of the required improvements at the time of development of either the adjacent parcel to the  
north of Taylor Road and south of the subject parcel, or at the request of the City, whichever occurs first.

Staff recommends approval of the Improvement Deferral Agreement.

FUNDING: Developer's funds.

Richard C. Prima, Jr.  
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/lm

Attachment

cc: Associate Civil Engineer Chang  
The Protestant Episcopal Bishop of San Joaquin

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager



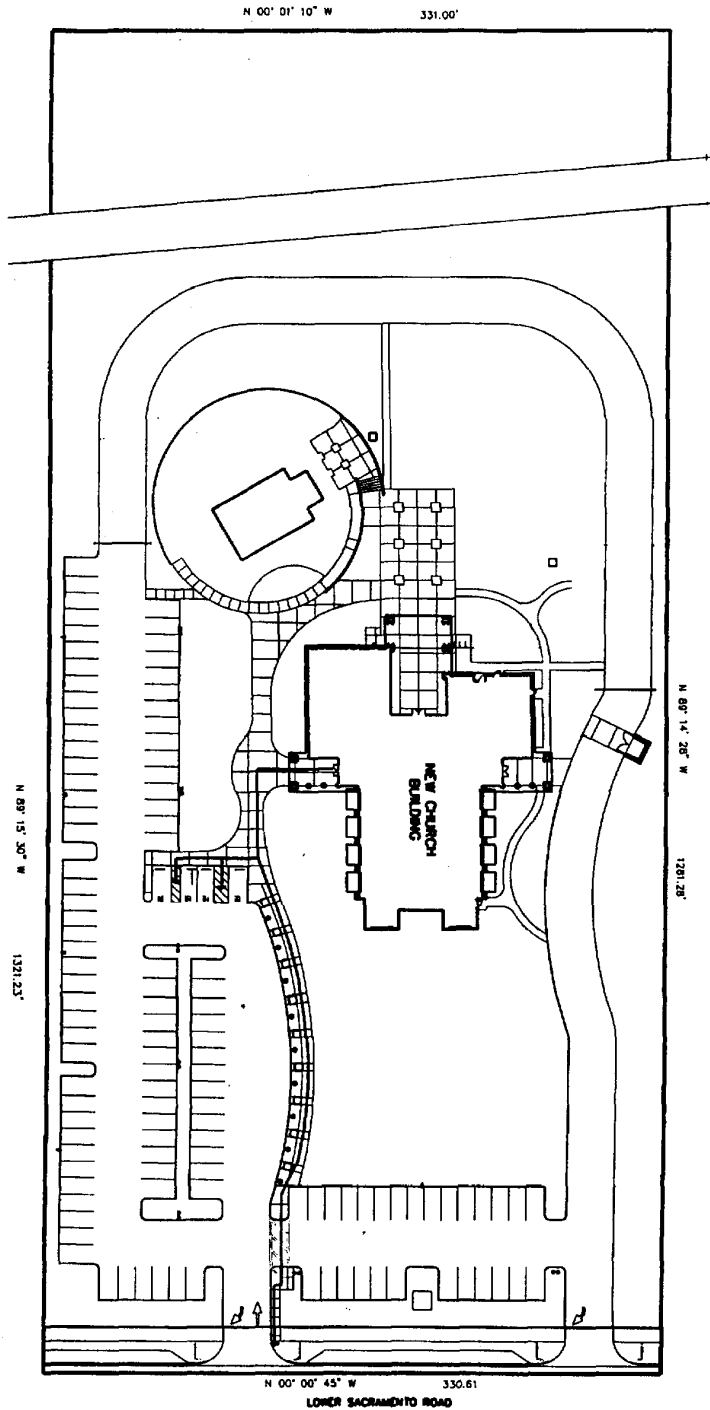
**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT

**Exhibit A**

1055 S Lower Sacramento Rd.



**SITE PLAN**  
N.T.S.



CITY COUNCIL

ALAN S. NAKANISHI, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

November 1, 2001

Protestant Episcopal Bishop of San Joaquin  
419 E. Dakota Avenue  
Fresno, CA 93726

SUBJECT: Approve the Improvement Deferral Agreement for  
1055 South Lower Sacramento Road

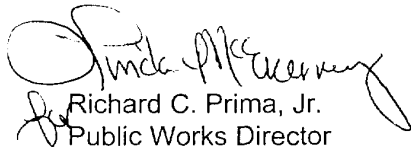
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 7, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Lyman Chang at (209) 333-6800, ext. 2665.

  
Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk